



REPRESENTATIVE PHOTO

**FAMILY DOLLAR**

647 MAIN STREET, MIDDLEPORT, OH 45760

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### MICHAEL J. FENNESSY

DIETZ COMMERCIAL

OH #2013001375

## INVESTMENT SUMMARY

List Price:	\$975,903
Current NOI:	\$81,000.00
Initial Cap Rate:	8.30%
Land Acreage:	1.08
Year Built	2017
Building Size:	8,320 SF
Price PSF:	\$117.30
Lease Type:	NN
Lease Term:	10 years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to exclusively present for sale the Family Dollar located in Barboursville, WV. This property is encumber with a NN lease, leaving the landlord with minimal responsibilities. The lease has rent escalations of ten percent at each of the six, five year option periods. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of "BBB-" and is classified as investment grade.

This new, built-to-suit, construction, featuring Family dollar's modern prototype store, makes this location an attractive investment opportunity. Each option period of this lease calls for a 5% rent increase. This property also has a low rent per square foot to ensure longevity at this location in Middleport, Ohio.



**PRICE** \$975,903



**CAP RATE** 8.30%



**LEASE TYPE** NN



**TERM** 10 years

## INVESTMENT HIGHLIGHTS

- NN Lease Requires Minimal Landlord Responsibilities
- New Built-to-Suit Construction Featuring Modern Prototype Store
- Family Dollar was Recently Acquired By Dollar Tree
- **Upgraded to Investment Grade Credit in March 2018 | S&P: BBB- (Stable)**
- Five (5%) Percent Rent Increases in Each Option Period
- Low Rent Per Square Foot Ensures Longevity at Location

## FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$81,000	\$9.74
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$81,000	\$9.74

## PROPERTY SUMMARY

Year Built:	2017
Lot Size:	1.08 Acres
Building Size:	8,320 SF
Construction Style:	Prototype

## LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	NN
Primary Lease Term:	10 years
Annual Rent:	\$81,000
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	3/1/2017
Lease Expiration Date:	3/31/2028
Lease Term Remaining:	9+ years
Rent Bumps:	5% each period
Renewal Options:	Four 5-year
Lease Guarantor:	Dollar Tree
Lease Guarantor Strength:	BBB- (Stable)
Tenant Website:	www.familydollar.com



GROSS SALES:  
22.245B



STORE COUNT:  
8,185+



GUARANTOR:  
DLTR



S&P RATING:  
BBB- (STABLE)

## INVESTMENT OVERVIEW

Price	\$975,903
Price per SF	\$117.30
CAP Rate	8.3%
Cash-on-Cash Return (yr 1)	11.05 %
Total Return (yr 1)	\$46,141
Debt Coverage Ratio	1.67

## OPERATING DATA

Gross Scheduled Income	\$81,000
Other Income	-
Total Scheduled Income	\$81,000
Vacancy Cost	\$0
Gross Income	\$81,000
Operating Expenses	-
Net Operating Income	\$81,000
Pre-Tax Cash Flow	\$32,359

## FINANCING DATA

Down Payment	\$292,771
Loan Amount	\$683,132
Interest Rate	5.2%
Amortization Schedule	25 Years
Debt Service	\$48,641
Debt Service Monthly	\$4,053
Principal Reduction (yr 1)	\$13,782



OVERVIEW

Company:	Dollar Tree, Inc
Founded:	1986
Total Revenue:	\$22.245 B
Net Income:	\$1.714
Net Worth:	\$22.479
Headquarters:	Chesapeake, VA
Website:	www.familydollar.com

TENANT HIGHLIGHTS

- Investment Grade Credit Rating BBB- (Stable)
- Family Dollar Recently Acquired by Dollar Tree for \$9.5 Billion
- Operates in 44 States Over 8,000 Locations
- \$22.24 Billion in Company Revenue
- Ranked #134 on Fortune 500

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP
1-10	\$81,000	-
Option 1	\$85,050	5%
Option 2	\$89,303	5%
Option 3	\$93,768	5%
Option 4	\$98,456	5%
Option 5	\$103,378	5%

DOLLAR TREE, INC.

Dollar Tree, Inc. operates discount variety retail stores in the United States and Canada. It operates through two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, and other items; and seasonal goods, which include Valentine's Day, Easter, Halloween, and Christmas merchandise. This segment operates 6,650 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 11 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. The Family Dollar segment operates general merchandise discount retail stores that offer consumable merchandise, which comprise food, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise, which include Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics that comprise pre-paid cellular phones and services, stationery and school supplies, and toys. This segment operates 8,185 stores under the Family Dollar brand, 11 distribution centers, and a store support center in Matthews, North Carolina. Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.



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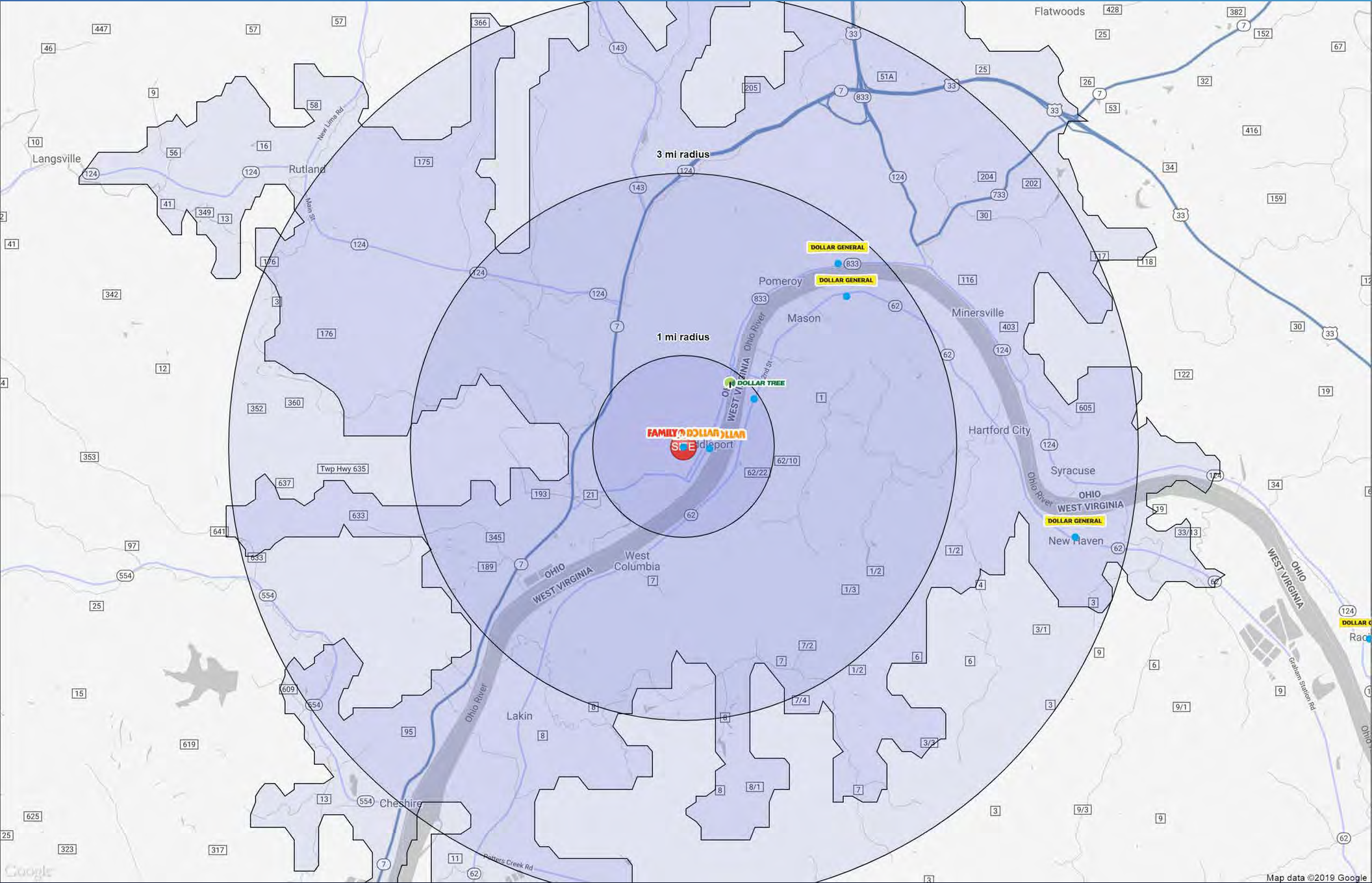
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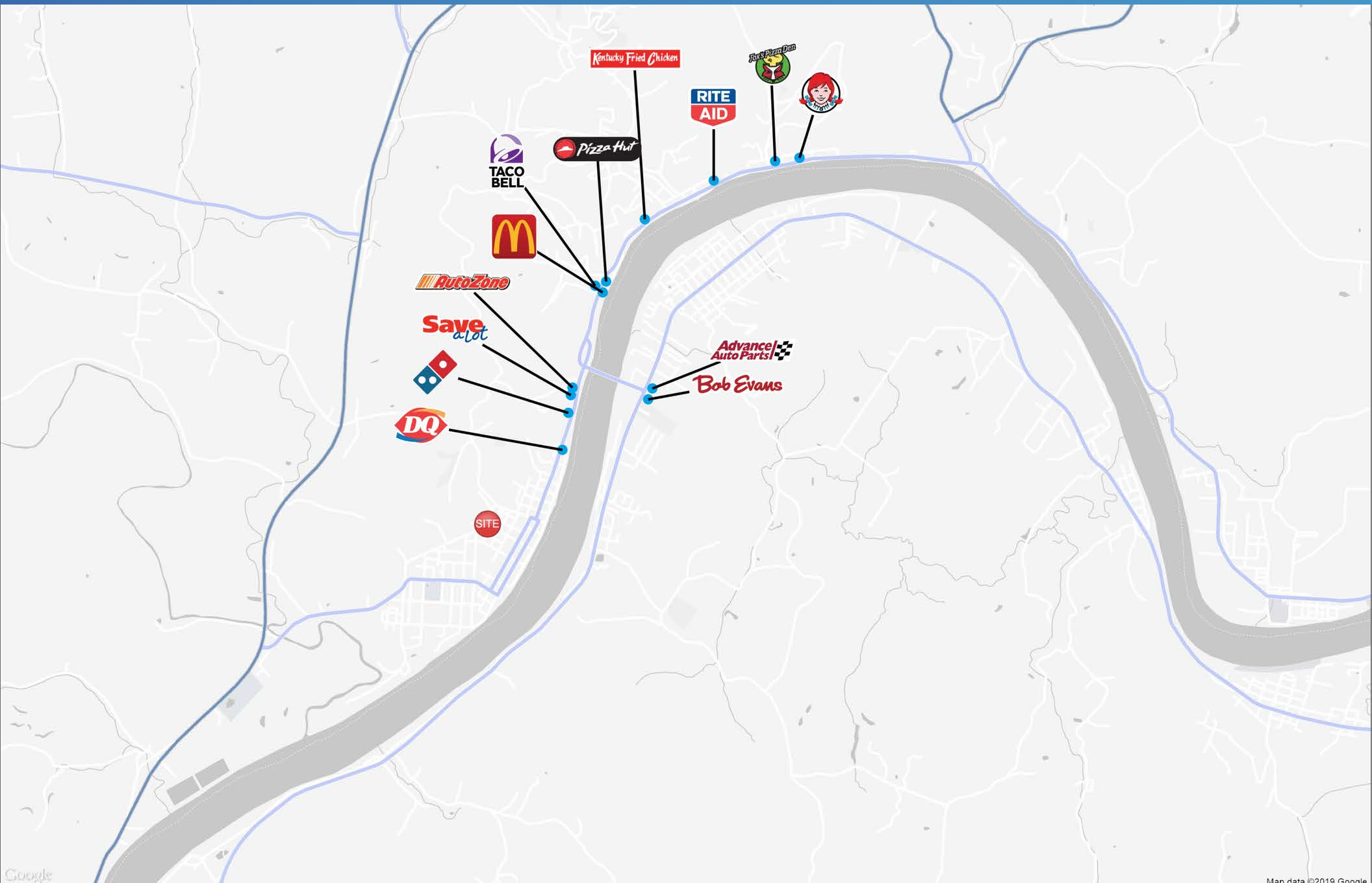
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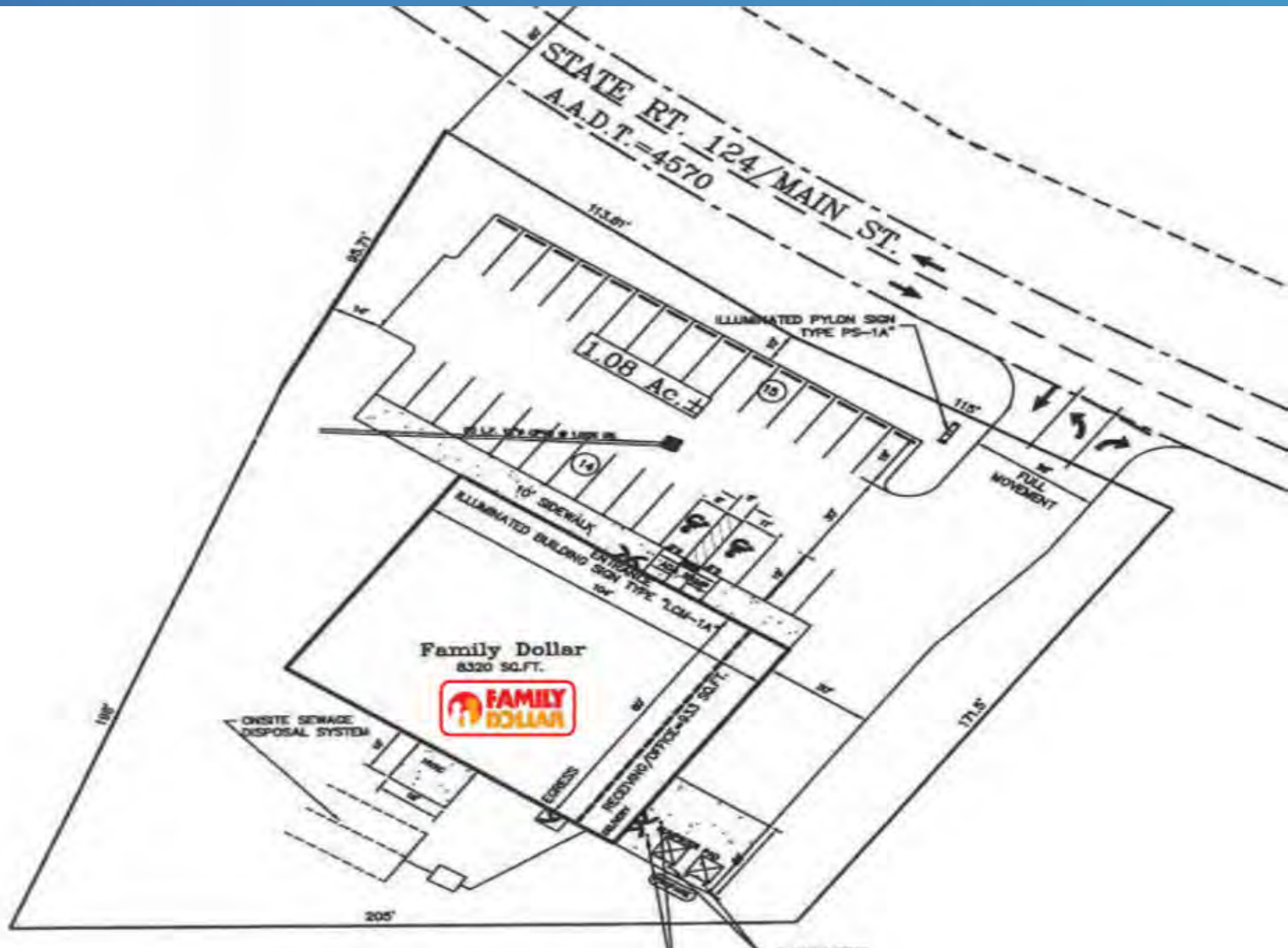
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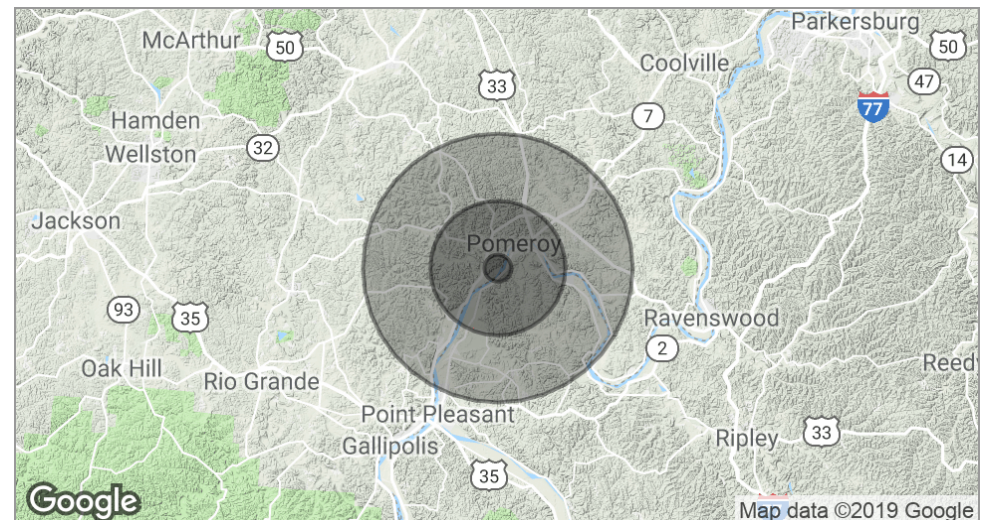




Middleport is a village in Meigs County, Ohio, along the Ohio River. The population was 2,530 at the 2010 census. The name Middleport refers to the city's location on the Ohio River halfway between Pittsburgh and Cincinnati. As of the census of 2010, there were 1,089 households and 649 families residing in the village. The population density was 1,405.6 inhabitants per square mile.

Middleport is a great location for a Family Dollar, it has zero retail competition in the immediate Area and is also the only national retail/ "One-Stop-Shop" for locals. This property is positioned on a Main Regional Traffic Thoroughfare, 5,470 VPD. The median home value within 5 miles exceeds \$83,000.

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2018	7,642	12,300	27,307
Total Population 2023	7,519	12,095	26,925
Average Age	41.3	41.6	42.0
# Of Persons Per HH	2.2	2.4	2.5
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	3,019	4,9	10,987
Average HH Income	\$31,044	\$34,414	\$40,102
Median House Value	\$70,371	\$83,876	\$92,802





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

*Click to Meet Team Fortis*

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